

For Lease

# Research Way Flex Industrial



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Carson City, NV 89706

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Listing Snapshot



**± 2,450 SF**  
Available Square Footage



**008-922-03**  
APN



**\$1.05 PSF NNN**  
Lease Rate



**LI**  
Zoning



**\$0.27 PSF**  
Estimated NNN Expense

Property Highlights

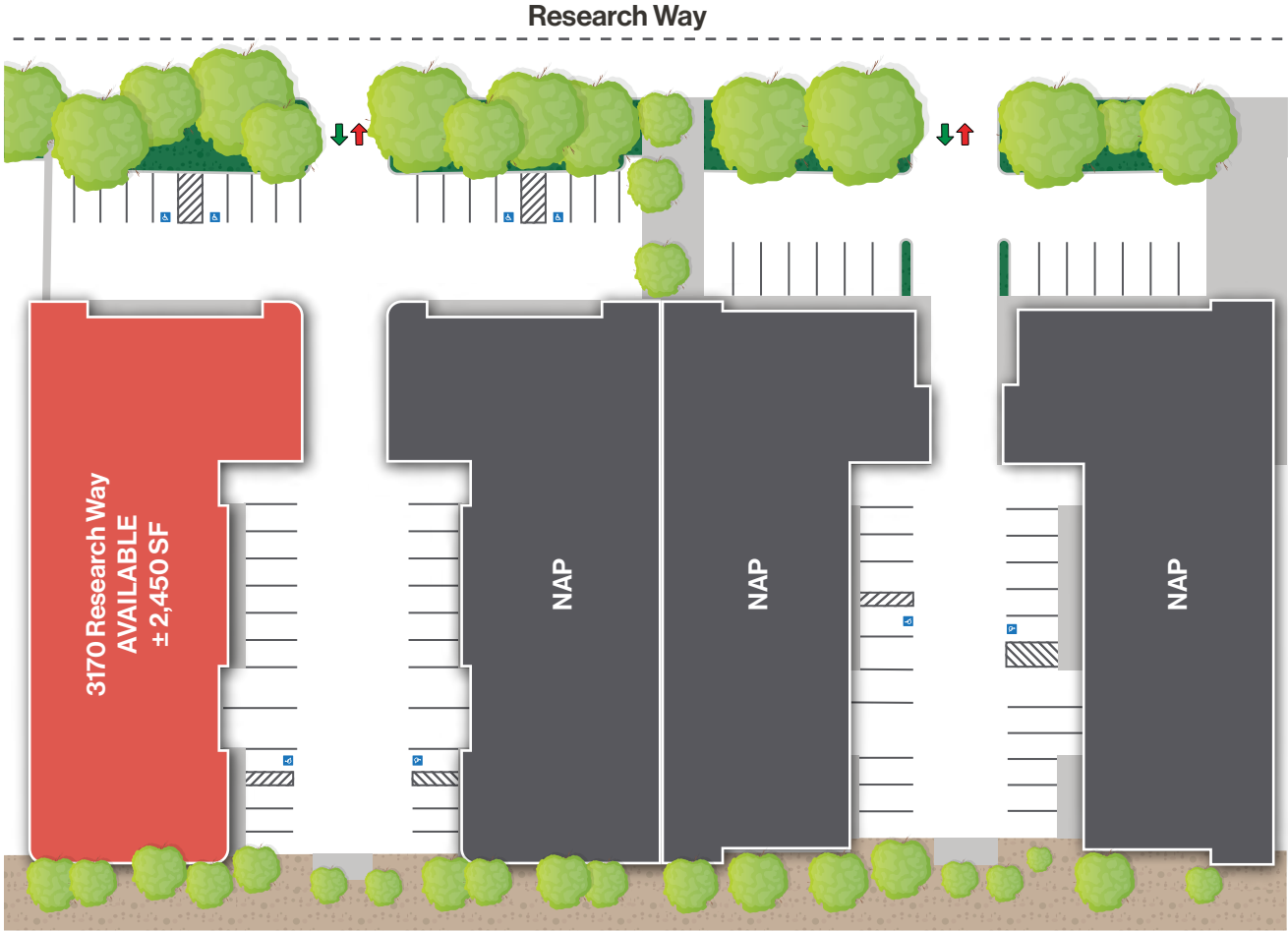
- ± 2,450 SF total (± 150 SF office and ± 2,220 SF warehouse) - office/warehouse/flex
- One (1) grade-level roll up door
- 13' clear height
- 10' x 10' dock door
- Office buildout includes entry/reception and two (2) private office areas

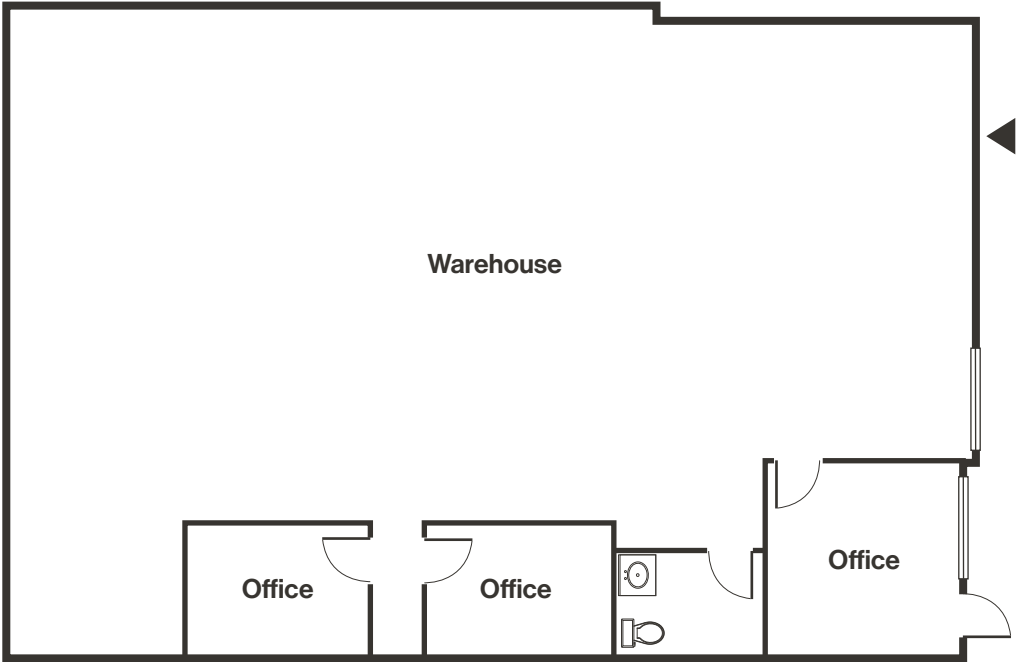
Demographics

|                               | 1-mile   | 3-mile   | 5-mile   |
|-------------------------------|----------|----------|----------|
| 2025 Population               | 10,872   | 46,322   | 58,355   |
| 2025 Average Household Income | \$73,504 | \$87,687 | \$93,828 |
| 2025 Total Households         | 4,405    | 19,179   | 23,999   |









Property Photos



Property Photos



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For inquiries please reach out to our team.

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